156.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,200 / 741,200
					USE VALUE:	741,200 / 741,200
					ASSESSED:	741,200 / 741,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
192		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'DONNELL SHEILA A
Owner 2:	
Owner 3:	
Street 1:	192 CEDAR AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,507 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 1614 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4507.000	297,000		444,200	741,200
Total Card	0.103	297,000		444,200	741,200
Total Parcel	0.103	297,000		444,200	741,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.23 | /Parcel: 459.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103952

GIS Ref

GIS Ref

Insp Date 01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 156.0-0004-0002.0

!12237!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,000	0	4,507.	444,200	741,200	741,200	Year End Roll	12/18/2019
2019	101	FV	235,000	0	4,507.	416,400	651,400	651,400	Year End Roll	1/3/2019
2018	101	FV	235,000	0	4,507.	344,200	579,200	579,200	Year End Roll	12/20/2017
2017	101	FV	235,000	0	4,507.	316,500	551,500	551,500	Year End Roll	1/3/2017
2016	101	FV	235,000	0	4,507.	288,700	523,700	523,700	Year End	1/4/2016
2015	101	FV	229,300	0	4,507.	283,200	512,500	512,500	Year End Roll	12/11/2014
2014	101	FV	227,400	0	4,507.	263,200	490,600	490,600	Year End Roll	12/16/2013
2013	101	FV	227,400	0	4,507.	250,400	477,800	477,800		12/13/2012

PRINT

Date	Time
12/11/20	02:20:34

LAST REV

Date	Time
02/20/18	08:00:38
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12237

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARDS BARBAR	25359-335		5/23/1995		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	103952
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/22/2014	50	Redo Bat	26,000	C				
9/26/2003	828	Wood Dec	7,551					
3/30/1992	100	Manual	4,300					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	MEAS&NOTICE	HS	Hanne S
6/9/2014	External Ins	PC	PHIL C
2/10/2014	Info Fm Prmt	EMK	Ellen K
1/9/2009	Measured	372	PATRIOT
12/21/1999	Mailer Sent		
11/23/1999	Measured	268	PATRIOT
7/17/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4507		Sq. Ft.	Site		0	80.	1.23	9									444,167						444,200	

Total AC/HA: 0.10347 | Total SF/SM: 4507 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 444,167 | Spl Credit | Total: 444,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.30055761
Const Adj.:	0.98795551
Adj $ / SQ:	160.612
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403467
Depreciation:	106515
Depreciated Total:	296952

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4		Baths: 1					HB 1		

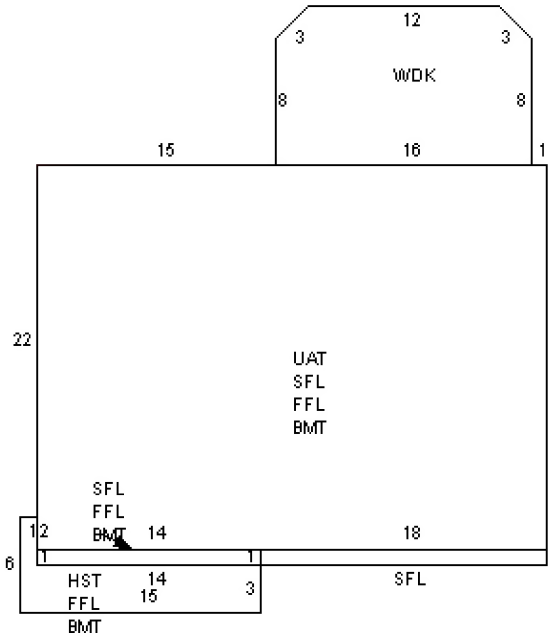
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	830	48.180	39,992
FFL	First Floor	830	160.610	133,308
SFL	Second Floor	760	160.610	122,065
UAT	Upper Attic	192	64.240	12,335
WDK	Deck	156	12.260	1,913
HST	Half Story	24	160.610	3,855
Net Sketched Area:		2,792	Total:	313,468
Size Ad	1613.9999	Gross Are	3432	FinArea 1614

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:	1.00	Before Depr:	160.61
Special Features:	0	Val/Su Net:	106.38
Final Total:	297000	Val/Su SzAd	184.01

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: